



Cambridge Court Newsletter

Nov 5, 2025

VCC HOA News

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Anita Taylor
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Reserve Study Committee

Jackie Beckerman

Jerry Giudici

Jim Murphy

Anita Taylor

Next Board Meeting will be Nov.13th at 10 am at the
Webster Library

Crofton Info

When calling Crofton please identify yourself as The
Villas of Cambridge Court in Webster. (There is also a
Cambridge Court in Fairport that Crofton manages).

If you need assistance visit the Villas at Cambridge
Court Website at www.croftoninc.com

Contact Crofton Perdue

Associates, Inc.

585-248-3840

Property Manager: Kelly Mobilio

kelly@croftoninc.com

Assistant Manager, Theresa Strickland

Theresa@croftoninc.com

How to report damage to your unit:

1. Call Property Manager
2. Call your own insurance company
3. Property Manager calls USI (VCC Master Insurance policy)
4. An insurance adjustor will come out to assess the damage.
5. Then the information is sent to the Board

All residents should update their emergency contact information for Crofton. The form is linked on the main page of the website. www.croftoninc.com

Social Events

Games/Cards Group

Linda Coppola is the contact person. Contact her at (585) 601-6069 or llcwml@gmail.com for questions.

Meetings are at 1 pm

Nov 19th – Carolyn

Dec 17th – Anita T

Jan 21st – Linda C

Games Group is looking for new members. Please consider joining us.

Bunco Group

Group meets once a month, on the third Thursday night at 7 PM. The location of the bunco game changes each month to a new hostess. It cost six dollars to play. We are always looking for subs so if you're interested, please send me your name, email address and phone number. Contact Barb Stam StampedeBma@gmail.com 585-747-3696

CC Ladies Lunch/Dinner

Next dinner is **Tuesday, Dec 9th at 5:30 pm at the Cobblestone's**. Contact Brenda Rubinstein 585-260-3642 brlrubin@yahoo.com

Next lunch will be Jan 5th at Noon at Nutcracker Restaurant

Book Group

The Book Group meets on the third Thursday of each month. Meeting time is 3:00 pm. at the Webster Presbyterian Church, 550 Webster Rd.

Contact Brenda Rubinstein 585-260-3642. or brlrubin@yahoo.com for questions.

Nov 20 – Be Ready When the Luck Happens - Ina Garten

Dec – no meeting

Jan 15 – Remarkably Bright Creatures - Shelby van Pelt

Feb 19 – First Ladies - Marie Benedict & Victoria C.

Murray

Mar 19 – Lady Tan's Circle of Women - Lisa See

Book Group is always looking for new members. Please consider joining us.

Reminders

Garbage & Recycling bins need to be put out:

Nov 14th

Nov 29th Due to Thanksgiving

Dec 12th

Dec 27th Due to Christmas

Jan 9th

Jan 23rd

Seasonal Reminders:

-Check your smoke detector and carbon monoxide detector batteries

-Check dryer vents for cleaning

For Your Information

Shriners loan out medical equipment.
585 671-7701

Lifespan will help with personal safety and protection services within your home. Safety equipment, Medicare info, eldercare services, etc.
585-244-8400 www.lifespanrochester.org

VCC Community Holiday Party

Saturday December 6th, 3-5 pm. At the Presbyterian Church, 550 Webster Rd (Route 250). Bring a dessert or appetizer. Specific information will be sent in a follow-up email.

Plantings for Front Gardens

Crofton's website has a pre-approved list of plants that can be grown in your front garden.

Recipes From Your Neighbors

If you have a favorite family recipe, please contact one of the editors to submit it.

Corn Casserole

1 can creamed corn

1 can whole kernel corn, drained

1 box corn muffin mix (Jiffy)

¼ cup sour cream

Melt 1 stick butter in microwave

Mix other ingredients in the butter

Bake in glass 9x9 pan at 350 for

30 minutes or until light brown

Highlighted Docs & Bylaws

All Documents, Bylaws and Rules can be found on the Crofton website under Villas of Cambridge Court www.croftoninc.com

Schedule B Rules and Regulations:

3. The landscaping is for the enjoyment of the Owners. Homeowners may do landscaping only on the front and side gardens of their townhome. All trees in the common areas should not be touched by the homeowner. Those trees are taken care of by the HOA.

Declaration Article VII

Section 7.02 Maintenance of Lots and Homes. Except as specifically assumed by the Association as set forth

In-Home Services

These are services that have been used successfully by your neighbors. If you have personally used a service and want to add it to this list, please email one of the editors.

Handyperson Services:

Tony Gutilla

Empire Exteriors

Power washing, dryer vent cleaning
mobile 585-509-0359

above, individual Owners are responsible for the interior and exterior maintenance of their Lots and Homes. Since some Homes have shared driveways and roofs, should any disagreement occur between Owners, the Board of Directors will facilitate a settlement between the Owners. If Homes are not appropriately maintained by the Owners, then the Association, after notice, may maintain the Home and charge the Owner the cost of performing the maintenance, said charge shall be deemed a Maintenance Assessment and payable as such, and if unpaid the Association shall have the same rights and privileges as for the non-payment of Maintenance Assessments, including without limitation the right to place a lien on the Home and Lot and foreclose the lien.

General Covenants and Restrictions XI

Section 11.11 Trees and Other Natural Features. No trees shall be removed from any Lot or portions of the Association Properties/Common Areas, except with the consent of the Board of Directors of the Association. The Board of Directors of the Association, in its discretion, may adopt and promulgate rules and regulations regarding the preservation or replacement of trees and other natural resources and wildlife upon the Association Properties/Common Areas.

Section 11.23 Lot Owner Improvements

Holiday ornaments and decorations shall be permitted for the holiday season only. The holiday season is defined to be 30 days before and after the holiday.

Newsletter Distribution & Editors

Published Bimonthly

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